

**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 7, 2025**  
**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** D245-007/MZ-25-000007      **DATE FILED:** January 27, 2025

**LOCATION:** South line of Dallas Fort Worth Turnpike (IH-30), east of West Colorado Boulevard.

**COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** ±0.80 acres      **CENSUS TRACT:** 48113010701

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**REPRESENTATIVE:** Jim Riley – Brockette/Davis/Drake, Inc.

**APPLICANT:** John Dickey – Corinth Properties

**OWNER:** Frank Mihalopoulos – Corinth Canyon Bluff LLC

**REQUEST:** An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 811:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=811>

**Sec. 51A-4.210 Retail and personal service uses [see (b)(25) for restaurant use]:**

[https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-80819](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-80819)

**BACKGROUND INFORMATION:**

- The area of request is zoned Subarea B within Planned Development District (PD) No. 811 and is currently undeveloped.
- PD No. 811 was established in September 2009 to allow for mixed-use development including a combination of retail, commercial, residential, and office uses. Subarea B is the northernmost subarea and fronts along the Dallas Fort Worth Turnpike (IH-30). The ordinance classifies Subarea B as “Highway Retail.”
- The property has an approved preliminary plat (S245-116) that will be relied upon for establishing the building site for development.
- Development and use of the Property must comply with the conceptual plan (Exhibit 811A).
- The purpose of this request is to develop the area with a restaurant with drive-in or drive-through service use, which requires development and landscape plans approved by the City Plan Commission.

**Traffic:**

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

**REQUEST DETAILS:**

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed development and landscape plans comply with the applicable development standards for the Property. The Dallas City Code requires that if the plans comply with the applicable development standards, the plans shall be approved.

The request seeks approval of development and landscape plans for a proposed restaurant without drive-in or drive-through service at the request site. The proposed use is allowed by right in Subarea B.

Staff recommends approval of the request, having determined that the proposed development and landscape plans comply with the development standards applicable to the property.

**Development standards:**

The following table shows development standards applicable to the request site:

	Setbacks		Height	Lot Coverage <sup>1</sup>	Density/FAR	Special Standards
	Front	Side/Rear				
<b>Subarea B within PD No. 811</b>	15' min	None required	Max height: 135' Max stories: 10	60% max	Max FAR: 1.5 Lot size: No minimum	10' min parking setback  Building <sup>2</sup> elements and design standards

<sup>1</sup> Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

<sup>2</sup> Design standards for the proposed building that cannot be confirmed at site plan review will be reviewed at time of permitting.

**Landscaping:**

Landscaping must be provided in accordance with the landscaping requirements outlined in PD No. 811 [ref. Sec. 51P-811.122 Landscaping]. A landscape plan must be submitted with the development plan for approval by the City Plan Commission before the issuance of a building permit.

The city arborist has reviewed the proposed plans and confirms compliance with the landscaping requirements of PD No. 811.

**Parking and Loading:**

Unless noted otherwise in the PD No. 811 ordinance, parking must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. For a restaurant with drive-in or drive-through service, no spaces are required (no minimum for the first 2,500 square feet of building); 31 spaces are proposed for the site.

No loading space is required since the proposed restaurant is 5,000 square feet or less [ref. Sec. 51A-4.210(b)(25)].

The following parking location requirements are also applicable to the area of request per the PD No. 811 ordinance:

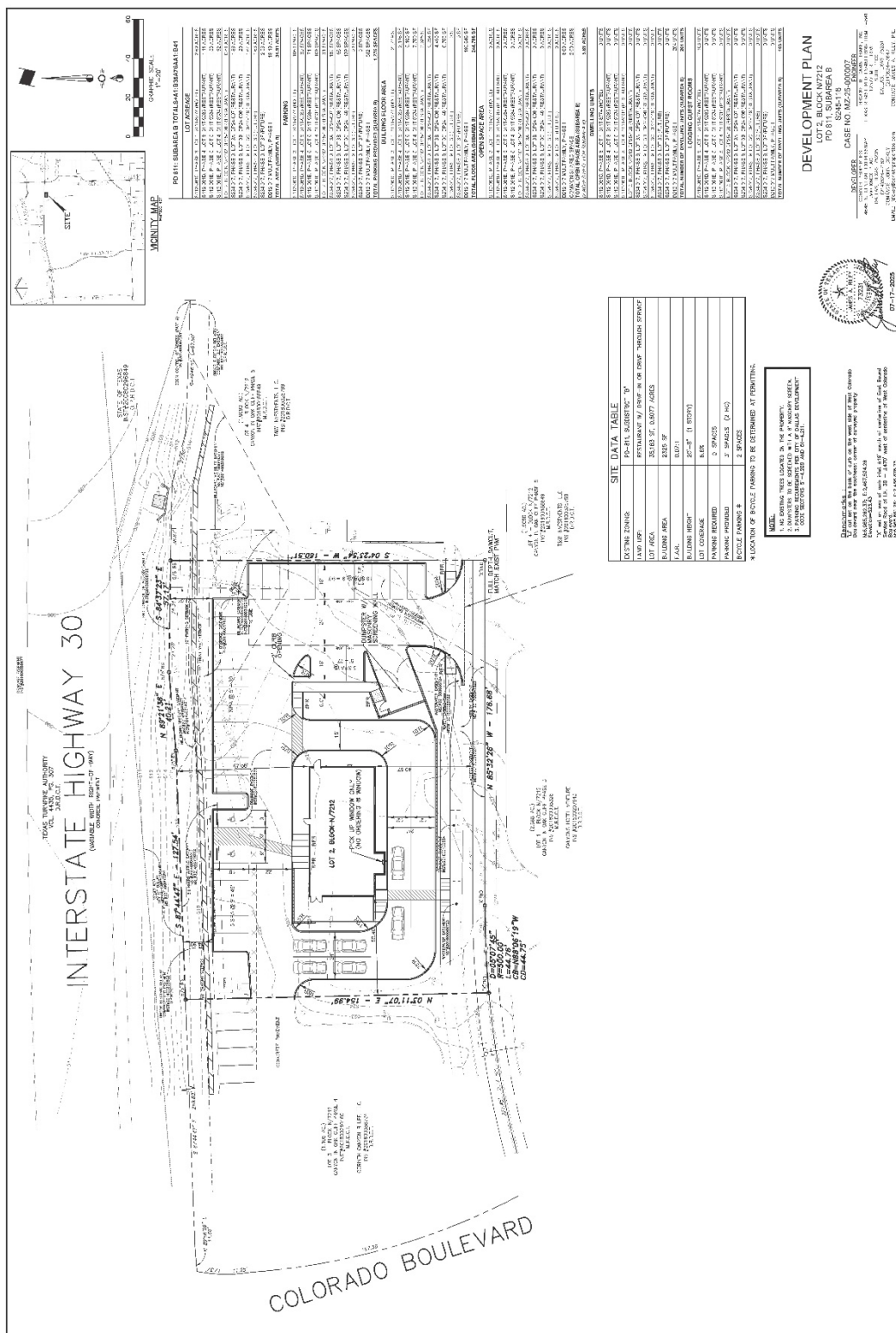
1. No more than 75 percent of the required off-street parking spaces may be located in the front parking area [ref. Sec. 51P-811.114(c)(3)].
2. Parking for the proposed use must be set back a minimum of 10' from the front property line [ref. Sec. 51P-811.119(d)].

**List of Officers**

**Corinth Canyon Bluff LLC**

Frank Mihalopoulos – President

## Proposed Development Plan



## Proposed Landscape Plan

